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**Towpath Drive | Walsall | WS8 6FG**

**£240,000**



## Summary

\*\* MID TERRACE FAMILY HOME \*\* POPULAR LOCATION CLOSE TO SHOPS\*\* EARLY VIEWING ADVISED \*\* THREE BEDROOMS \*\* EN SUITE TO MASTER \*\* FAMILY BATHROOM \*\* SPACIOUS LIVING ROOM \*\* GUEST WC \*\* KITCHEN / DINER \*\* DRIVEWAY PARKING \*\* ENCLOSED REAR GARDEN \*\* UPVC DOUBLE GLAZED \*\* GAS CENTRAL HEATING \*\*

Webbs Estate Agents have pleasure in offering this well-presented mid terraced home, situated in a popular location backing close to canal walks, shops and amenities and schools. Briefly comprising: hallway, WC, kitchen/diner and a spacious living room. To the first floor, the landing leads to three bedrooms, master with en suite, and a family bathroom. Externally there is a private driveway and an enclosed rear garden. EARLY VIEWING IS ADVISED!

## Key Features

- MID TERRACE HOUSE
- 3 BEDROOMS
- WC, FAMILY BATHROOM
- KITCHEN / DINER
- ENCLOSED GARDEN
- CONVENIENT / POPULAR LOCATION
- MASTER WITH EN SUITE
- LIVING ROOM
- PARKING & GARAGE
- EARLY VIEWING ADVISED

## Rooms and Dimensions

### ENTRANCE HALL

### WC

3'4" x 5'7" (1.04 x 1.71)

### LIVING ROOM

9'11" x 13'11" (3.04 x 4.26)

### KITCHEN / DINER

11'8" x 13'3" (3.56 x 4.05)

### FIRST FLOOR LANDING

### MASTER BEDROOM

10'11" x 9'1" (3.35 x 2.79)

### EN SUITE SHOWER ROOM

6'2" x 6'9" (1.9 x 2.08)

### BEDROOM TWO

13'5" x 9'4" (4.09 x 2.87)

### BEDROOM THREE

13'5" x 9'5" (4.09 x 2.88)

### BATHROOM

6'6" x 5'6" (2 x 1.7)

### OUTSIDE

### Identification Checks





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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

| Energy Efficiency Rating |      | Environmental Impact (CO <sub>2</sub> ) Rating |      |
|--------------------------|------|--|------|
| Score                    | Band | Score  | Band |
| 105-120                  | A    | 10-15  | A    |
| 85-105                   | B    | 16-20  | B    |
| 65-85                    | C    | 21-25  | C    |
| 45-65                    | D    | 26-30  | D    |
| 25-45                    | E    | 31-35  | E    |
| 10-25                    | F    | 36-40  | F    |
| 1-10                     | G    | 41-45  | G    |

England & Wales EU Directive 2002/91/EC

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